

ORDINANCE NO. 960926 -N

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

6.801 ACRE TRACT OF LAND OUT OF THE THEODORE BISSELL LEAGUE IN TRAVIS COUNTY, TEXAS, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THAT LOCATION IN THE VICINITY OF WILLIAM CANNON DRIVE AND WESTGATE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-3" Family Residence district to "LO-CO" Limited Office district-Conditional Overlay combining district on the property described in File C14-96-0067, as follows:

6.801 acre tract of land out of the Theodore Bissell League, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as that location in the vicinity of William Cannon Drive and Westgate Boulevard, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. There shall be no vehicular access from the Property to Watchwood Drive. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property,

or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "LO" base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.


PART 4. This ordinance takes effect on October 7, 1996.

PASSED AND APPROVED

September 26

, 1996.

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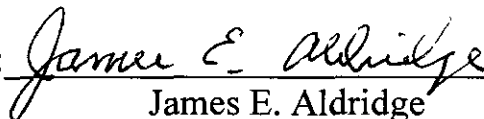
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

BUSH SURVEYING, INC.

1904 Fortview Road
Austin, Texas 78704
Phone (512) 442-0990
Fax (512) 442-1084

JUNE 18, 1996

FIELD NOTE DESCRIPTION OF 6.801 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (6.800 ACRE) TRACT OF LAND DESCRIBED AS "TRACT I", AND AS CONVEYED TO JOHN S. BURNS, JR., ET AL, BY DEED RECORDED IN VOLUME 7769 PAGE 556 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the South right-of-way line of William Cannon Drive for the Northwest corner of Lot 1, Block I, Whispering Oaks - I, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 47 Page 67 of the Plat Records of Travis County, Texas, and for the Northeast corner of that certain (6.800 acre) tract of land as conveyed to John S. Burns, Jr., et al, by deed recorded in Volume 7769 Page 556 of the Deed Records of Travis County, Texas, and being the Northeast corner and PLACE OF BEGINNING of the herein described tract, and from which a 1/2" iron rod found in the North right-of-way line of William Cannon Drive for the Southwest corner of Lot 1, Shier Cliff - I, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 47 Page 84 of the Plat Records of Travis County, Texas, and for the Southeast corner of that certain (8.223 acre) tract of land described as "Tract II" and as conveyed to John S. Burns, Jr., et al, by said Volume 7769 Page 556, bears N 29 deg. 43' 00" E 121.57 ft.;

THENCE leaving the South right-of-way line of William Cannon Drive and with the common line of said Burns (6.800 acre) tract and said Whispering Oaks - I, S 29 deg. 50' 46" W at 69.81 ft. passing a 1/2" iron rod found for the West common corner of Lot 1 and Lot 2, Block I, of said Whispering Oaks - I, and continuing along the same course for a total distance of 117.05 ft. to a 1/2" iron rod found for the North common corner of Lot 2 and Lot 3, Block I, of said Whispering Oaks - I, and for the Southeast corner of said Burns (6.800 acre) tract, and also being the Southeast corner of that certain (19.59 acre) tract of land described as "Second Tract" in a deed to Austex Development Co., Ltd., as recorded in Volume 3787 Page 2285 of the Deed Records of Travis County, Texas, same being the Southeast corner of this tract;

THENCE with the South line of said Burns (6.800 acre) tract and with the North lines of said Whispering Oaks - I, and of Whispering Oaks IV, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 67 Page 50 of the Plat Records of Travis County, Texas, respectively, N 60 deg. 10' 13" W 1652.17 ft. to a 1/2" iron pipe found in concrete in the East line of Block C, Cherry Creek Commercial III, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 69 Page 22 of the Plat Records of Travis County, Texas, for the Northwest corner of Lot 14, Block 16, of said Whispering Oaks IV, and being the Southwest corner of said Austex Development Co., Ltd. (19.59 acre) tract, and also being the Southwest corner of said Burns (6.800 acre) tract, same being the Southwest corner of this tract;

THENCE with the East line of said Block C, Cherry Creek Commercial III, and with the West line of said Austex Development Co., Ltd. (19.59 acre) tract, and the West line of said Burns (6.800 acre) tract, N 29 deg. 36' 00" E 190.17 ft. to a 1/2" iron rod found in the South right-of-way line of William Cannon Drive for the Northeast corner of said Block C, Cherry Creek Commercial III, and for the Northwest corner of said Burns (6.800 acre) tract, same being the Northwest corner of this tract, and from which a 1/2" iron rod found in the North right-of-way line of William Cannon Drive for the Southeast corner of Lot 1, Cherry Creek Commercial III-E, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79 Page 285 of the Plat Records of Travis County, Texas, and for the Southwest corner of the aforementioned Burns (8.223 acre) tract, bears N 29 deg. 27' 16" W 120.00 ft.;

960926-n

EXHIBIT "A"

Page 2
6.757 Acres

THENCE with the South right-of-way line of William Cannon Drive and the North line of said Burns (6.800 acre) tract, the following three (3) courses and distances;

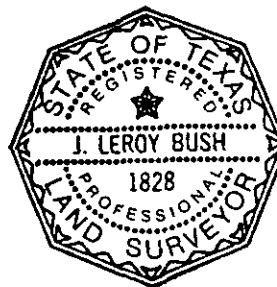
- 1) S 60 deg. 11' 00" E 1030.09 ft. to a 1/2" iron rod set for a point of curvature;
- 2) along a curve to the right with a radius of 1850.08 ft. for an arc length of 276.57 ft. and which chord bears S 55 deg. 50' 54" E 276.31 ft. to a 1/2" iron rod set for a point of tangency;
- 3) S 51 deg. 34' 21" E 351.30 ft. to the PLACE OF BEGINNING, containing 6.801 acres of land.

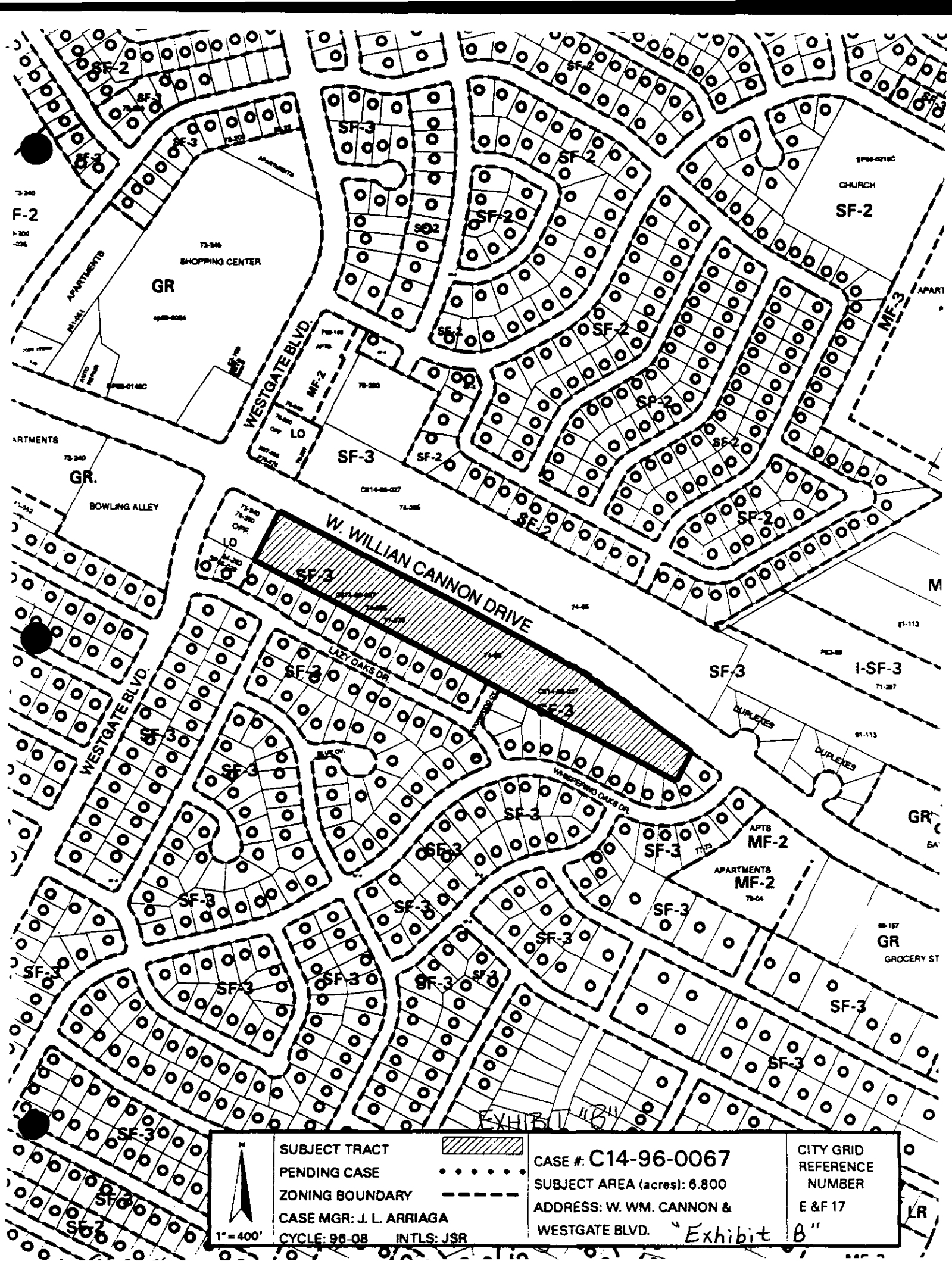
SURVEYED: May 29, 1996.


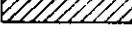




J. Leroy Bush
Registered Professional Land Surveyor No. 1828

512118





 1" = 400'	SUBJECT TRACT		CASE #: C14-96-0067	CITY GRID REFERENCE NUMBER E & F 17
	PENDING CASE		SUBJECT AREA (acres): 6.800	
	ZONING BOUNDARY		ADDRESS: W. WM. CANNON & WESTGATE BLVD.	
	CASE MGR: J. L. ARRIAGA		"Exhibit B"	
	CYCLE: 96-08 INTLS: JSR			

PO#: 960926N

Ad ID#: AEM401300

Acct#: 5124992499

Austin American-Statesman

Account Name: CITY CLERKS OFFICE

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

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WILLIAM CANNON DRIVE AND
WESTGATE BOULEVARD, IN THE CITY
OF AUSTIN, TRAVIS COUNTY, TEXAS.
MAYOR BRUCE TODD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

Carol Nickels

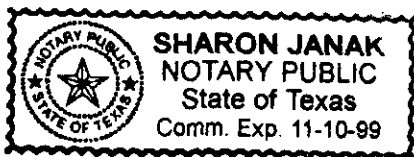
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	10/16/96	Last Published:	10/16/96
Times Published:	1	Classification:	9980
Lines:	18	Cost:	\$44.28

and that the attached is a true copy of said advertisement.

Carol Nickels

SWORN AND SUBSCRIBED TO BEFORE ME, this the 16th day of Oct, 1996.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

SHARON JANAK
(Type or Print Name of Notary)

My Commission Expires: 11-10-99